

The collage features a central white rectangular area with the text "Celebrated" in a blue serif font at the top, "Life." in a blue script font on the left, and "Daily" in a blue script font on the right. In the center of this white area is the official seal of the City of Norfolk, Virginia. The seal is circular with a gold border containing the text "CITY OF NORFOLK VIRGINIA" at the top and "INCORPORATED 1682 • BOROUGH 1736 • CITY 1841" at the bottom. The inner circle depicts a three-masted sailing ship on the water, a plow on a field, and three sheaves of wheat.

Surrounding the central white area are ten smaller rectangular images showing various scenes from Norfolk:

- Top left: A modern multi-story residential or commercial building with a glass facade.
- Top center: A white ferry boat on the water in front of a modern building.
- Top right: A historic stone church with a tall, ornate steeple.
- Middle left: A row of white, two-story houses with black shutters and porches.
- Middle center: A large, ornate white house with a wide porch and a gabled roof.
- Middle right: A traditional Chinese pagoda with a green roof and red pillars.
- Bottom left: A historic, light-colored stone building with arched windows and a balcony.
- Bottom center: A modern, low-rise building with a glass and concrete facade.
- Bottom right: A tall, modern skyscraper with a glass facade.
- Far right (vertical strip): A white, two-story house with a porch, similar to the one in the middle left.



January 7, 2016

The Honorable City Council
City of Norfolk
Norfolk, Virginia 23510

Dear Council Members:

It is a pleasure to provide you with this annual report from the office of the Real Estate Assessor for 2015. The information contained herein will cover an array of topics such as parcel counts and values, ratio statistics, historical and projected assessment trends and our plans for the future.

Once again, this past year, the economic climate and, more specifically, the local real estate market, continued to present unique and difficult challenges for us. While certain segments of the real estate market have seen slight increases, others have declined and property owners, in all classes of properties, once again voiced their concerns that assessments weren't being decreased enough. The 2015 reassessment was based on sales that occurred during 2014.

Our focus continues to be encouraging engagement of the employees so that they can envision what can be and then make important contributions toward the success and professionalism of this office. Through monthly meetings with senior staff and periodic meetings with teams and those employees assigned to special projects, we continue to make significant progress in the areas of technology, public relations, sales verification and validation, record management, permit processing and, most importantly, creating an environment that is conducive to achieving high professional standards and producing quality results.

The Assessor's office is judged not only by the accuracy, consistency and fairness of its assessment roll, but by its public image as well. One of our primary objectives continues to be that all property owners, taxpayers and citizens be treated with the highest degree of courtesy and professionalism. We continue to maintain an "open door" policy to ensure that all matters are addressed in a timely manner and resolved efficiently and effectively. During the last fiscal year, this office responded to a total of 11,759 phone calls and served 766 walk-in customers. This does not include the countless customers who came in to use the public computer terminals and access our data online.

I sincerely wish to thank all of my employees for their professionalism and dedication to supporting the citizens of Norfolk.

Respectfully,

Bill Marchand, CRA
Real Estate Assessor

2015 Land Book Information

The 2015 Real Estate Land Book was certified on 20th and distributed as required to all affected parties. The following pages will include break outs of relevant information depicted in a manner that will help define the state of real property and related values in the City of Norfolk.

The overall land book totals are as follows:

Land Value	\$ 5,879,568,500
Improvement Value	<u>12,334,732,500</u>
Total Value	\$18,214,301,000

Vacant Land

The assessed value of 6,644 vacant parcels effective July 1, 2015 is \$311,089,700. This figure represents an increase of \$8,307,900 or 2.6% from July 2014.

Residential Improved Parcels

The assessed value of 57,434 residential parcels, including condominiums, effective July 1, 2015 is \$11,710,550,800. This figure represents an increase of \$169,330,850 or 1.4% from FY14. This includes the changes made due to reassessment, the addition of 366 new dwellings, 936 properties that had additions or repairs to them, 156 dwellings still under construction or renovation on July 1st, the reduction in value resulting from the demolition of improvements on 175 properties and fire damage to structures on 17 properties. Changes after the printing of the Land Book, due to Board of Review actions, amount to -\$26,800.

New Buildings	(366)	\$ 66,460,100
Additions & Repairs	(936)	\$ 27,088,450
Partials	(156)	\$ 15,724,600
Demolitions	(175)	\$ 12,410,200
Fire Damage	(17)	\$ 788,700
Total Growth		\$ 96,074,250

Reassessment Increase	\$ 73,256,600
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Total Increase	<u>\$ 169,330,850</u>
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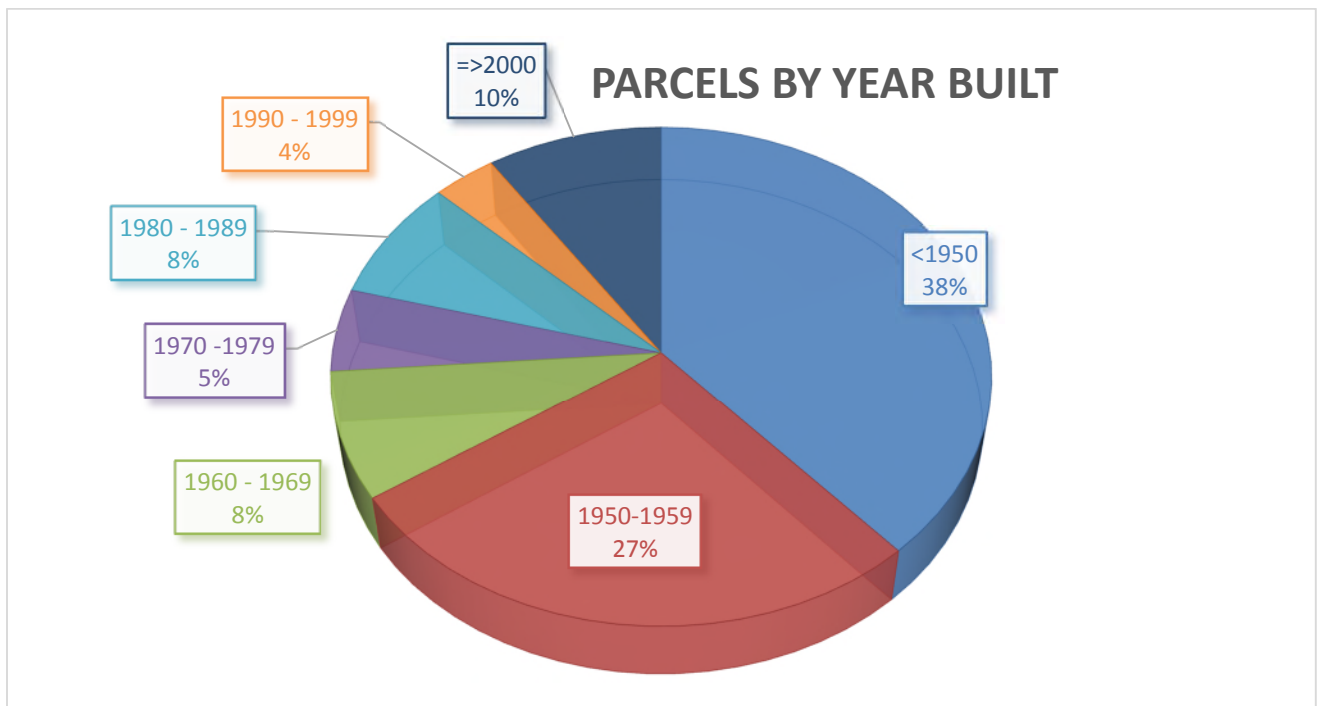
Adjustments to the Land Book

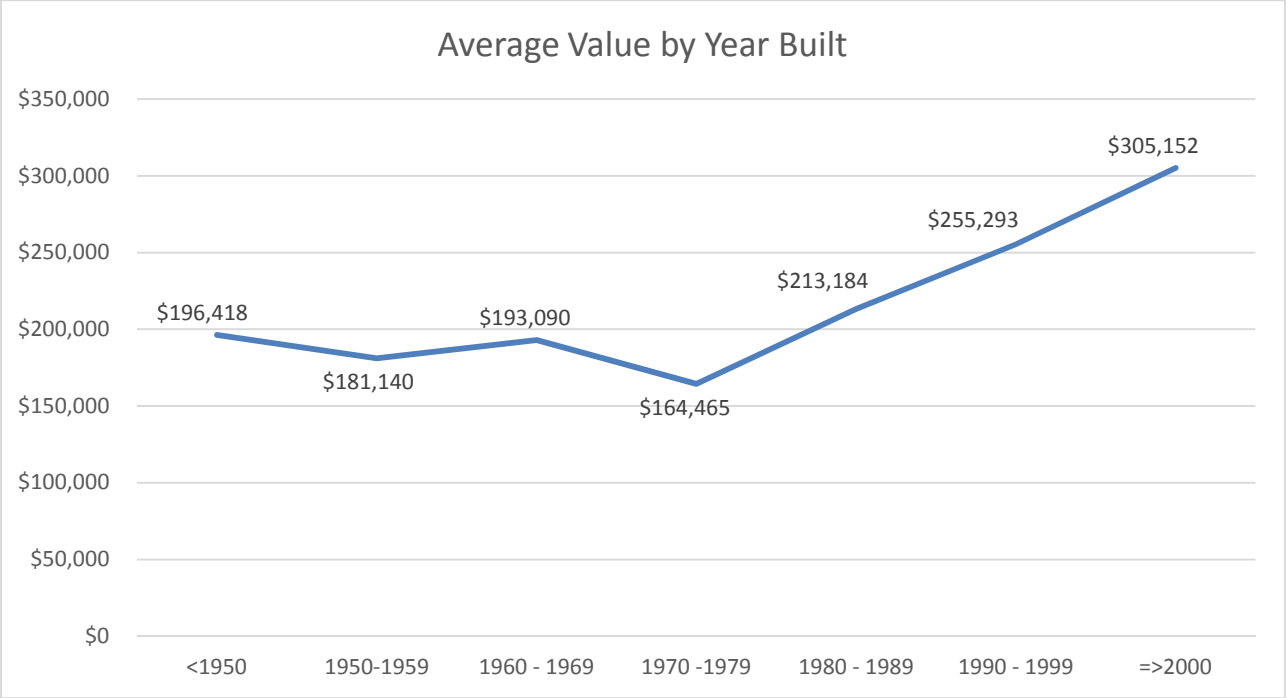
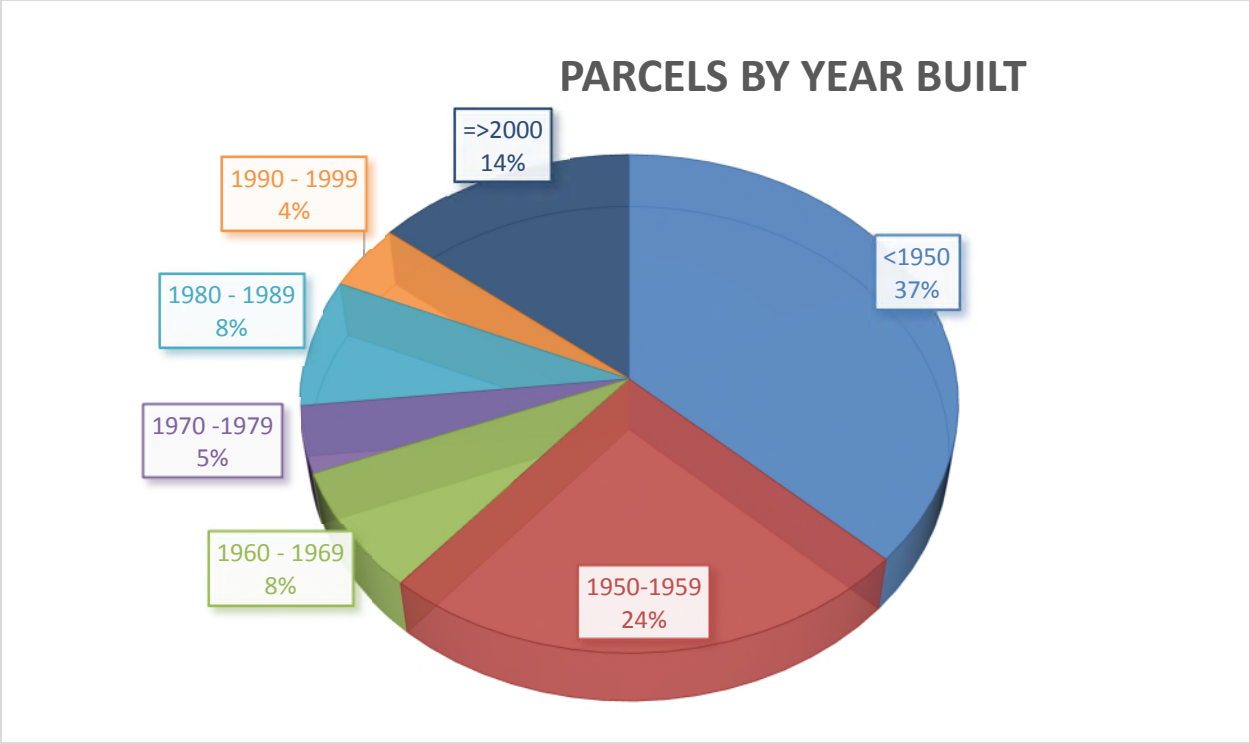
Board of Review	(10)	\$ 26,800
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Net Increase	<u>\$169,304,050</u>
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Residences by Year Built

Period	Parcels	% of Total	Assessed Value	% of Total	Mean
<1950	22,027	38.35%	\$ 4,326,510,100	36.95%	\$ 196,418
1950-1959	15,637	27.23%	\$ 2,832,492,300	24.19%	\$ 181,140
1960 - 1969	4,732	8.24%	\$ 913,702,700	7.80%	\$ 193,090
1970 - 1979	3,082	5.37%	\$ 506,881,700	4.33%	\$ 164,465
1980 - 1989	4,562	7.94%	\$ 972,544,300	8.30%	\$ 213,184
1990 - 1999	1,963	3.42%	\$ 501,139,400	4.28%	\$ 255,293
=>2000	5,431	9.46%	\$ 1,657,280,300	14.15%	\$ 305,152
Total	57,434	100.00%	\$ 11,710,550,800	100.00%	\$ 203,896





Commercial Improvements

The assessed value of 3,185 commercial/industrial properties, effective July 1, 2015, is \$4,301,336,800. This figure represents an increase of \$111,086,600 or -2.7% over the year. During this time, there were thirteen (13) new commercial/industrial buildings completed. Alterations and additions were completed on nineteen (19) existing properties and partial values were placed on two (2) incomplete construction projects. Structures on seventeen (17) properties were demolished. Changes after the printing of the Land Book, due to Board of Review actions, amount to -\$52,070,300.

New Buildings	(13)	\$ 13,400,300
Additions & Repairs	(19)	\$ 2,815,800
Partials	(2)	\$ 5,221,000
Demolitions	(17)	\$ 2,977,700
Fire Damage	(0)	<u>\$ 0</u>
Total Growth		\$ 18,459,400
Reassessment		\$ 92,627,200
Total Change		<u>\$ 111,086,600</u>
<u>Adjustments to Land Book</u>		
Board of Review	(29)	\$ 52,070,300
Net Change		<u>\$ 59,016,300</u>

Apartments

The assessed value of 950 apartment properties, effective July 1, 2015, is \$1,891,323,700. This figure represents an increase of \$135,956,400 or 7.7% over the year. During this time, there were 16 new apartment properties added to the tax rolls. Changes after the printing of the Land Book, due to Board of Review actions, amount to -\$2,309,100.

New Buildings	(16)	\$ 67,100,700
Additions & Repairs	(3)	\$ 297,900
Partials	(1)	\$ 5,241,400
Demolitions	(2)	\$ 1,043,100
Total Growth		\$ 71,596,900
Reassessment		\$ 64,359,500
Total Change		<u>\$ 135,956,400</u>
<u>Adjustments to Land Book</u>		
Board of Review	(22)	\$ 2,309,100
Net Change		<u>\$ 133,647,300</u>

Reassessment v. Growth Recap

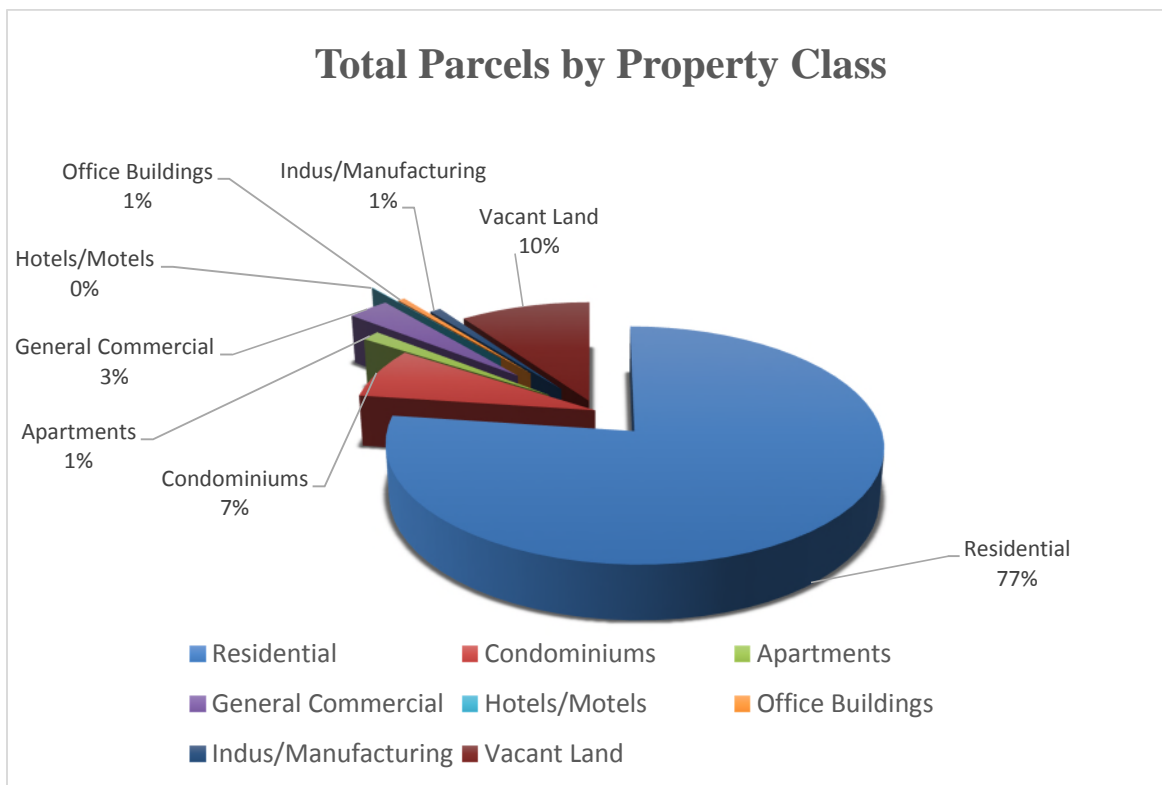
	2014	2015	\$ Change	% Change
Residential	\$ 11,541,219,950	\$ 11,710,550,800	\$ 169,330,850	1.47
Commercial	\$ 4,190,250,200	\$ 4,301,336,800	\$ 111,086,600	2.65
Apartments	\$ 1,755,367,300	\$ 1,891,323,700	\$ 135,956,400	7.75
Vacant	\$ 319,397,600	\$ 311,089,700	\$ 8,307,900	2.60
All Types Overall	\$ 17,806,235,050	\$ 18,214,301,000	\$ 408,065,950	2.29

Annual Percentage Change in Assessment Value

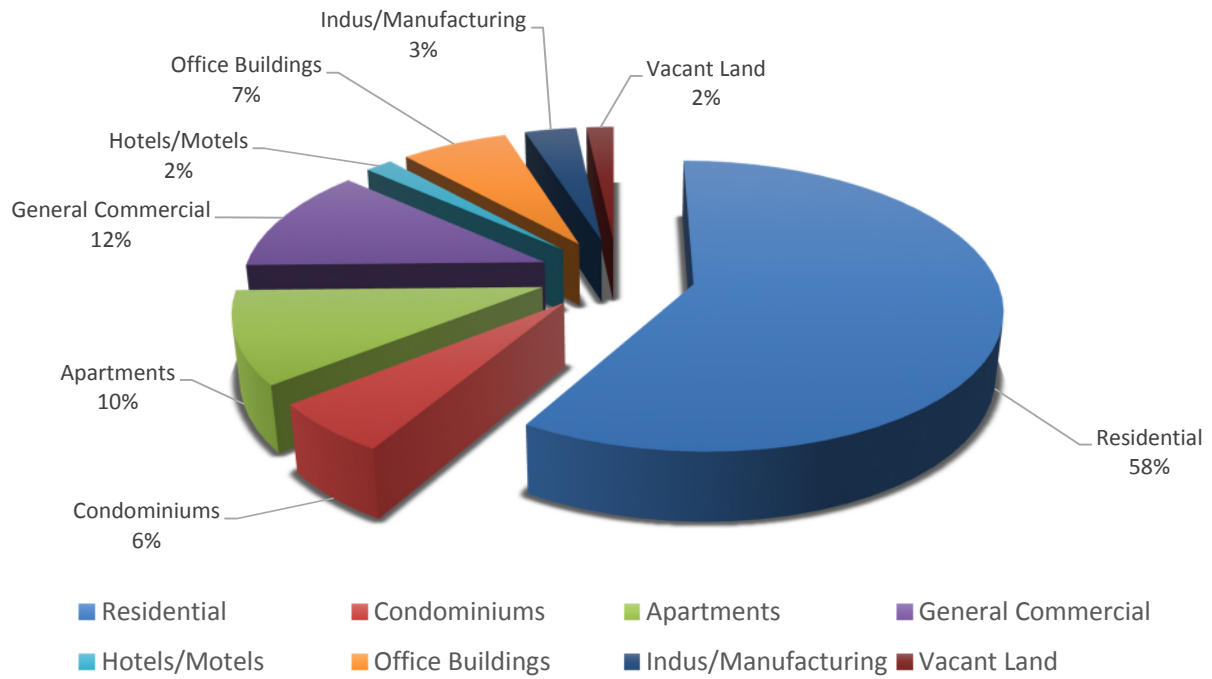
Fiscal Year	Assessment	\$ Change	% Change
2000	\$ 7,785,683,420	\$ 301,552,370	3.87%
2001	\$ 8,148,617,600	\$ 362,934,180	4.45%
2002	\$ 8,629,372,980	\$ 480,755,380	5.57%
2003	\$ 9,278,524,800	\$ 649,151,820	7.00%
2004	\$ 10,255,685,100	\$ 977,160,300	9.53%
2005	\$ 11,976,038,230	\$ 1,720,353,130	14.36%
2006	\$ 14,953,815,900	\$ 2,977,777,670	19.91%
2007	\$ 17,568,811,900	\$ 2,614,996,000	14.88%
2008	\$ 18,583,731,469	\$ 1,014,919,569	5.46%
2009	\$ 19,066,505,100	\$ 482,773,631	2.53%
2010	\$ 18,474,654,400	\$ 591,850,700	3.20%
2011	\$ 17,837,073,600	\$ 637,580,800	3.57%
2012	\$ 17,461,122,000	\$ 375,951,600	2.15%
2013	\$ 17,557,199,200	\$ 96,077,200	0.55%
2014	\$ 17,806,235,050	\$ 249,035,850	1.40%
2015	\$ 18,214,301,000	\$ 408,065,950	2.24%

July 1, 2015 Assessments by Property Class

Class	# Parcels	% Total Parcels	Assessed Value	% Total Value
Residential	52,621	77.14%	\$10,665,030,300	58.55%
Condominiums	4,813	7.06%	\$1,045,520,500	5.74%
Apartments	950	1.39%	\$1,891,323,700	10.38%
General Commercial	2,198	3.22%	\$2,164,104,600	11.88%
Hotels/Motels	40	0.06%	\$314,580,500	1.73%
Office Buildings	372	0.55%	\$1,230,979,200	6.76%
Indus/Manufacturing	575	0.84%	\$591,672,500	3.25%
Vacant Land	6,644	9.74%	\$311,089,700	1.71%
Total	68,213	100%	\$18,214,301,000	100%



Total Value by Property Class



Property Transfers

Of the total property transfers during the 2015 reassessment, 607 were **foreclosures**, representing an aggregate sale price of \$93,857,564. The 2015 aggregate assessment for those same parcels is \$109,588,500. In addition to actual lending institution mortgage foreclosures, there were also 172 recorded **short sales** and 546 **bank sales after a foreclosure**. The total number of distressed sales for 2014-15 was 1,325.

Year	Number of Foreclosures	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2014-2015	607	\$93,857,564	\$109,588,500	1.17%
2013-2014	710	\$135,127,979	\$156,948,600	1.16%
2012-2013	615	\$113,458,046	\$111,749,300	0.985%
2011-2012	746	\$129,411,079	\$121,958,000	0.942%
2010-2011	946	\$169,805,525	\$197,818,200	1.165%
2009-2010	853	\$136,059,796	\$146,247,900	1.075%
2008-2009	536	\$97,803,951	\$103,599,200	1.059%
2007-2008	458	\$77,352,000	\$84,907,400	1.098%
2006-2007	144	\$21,606,400	\$24,173,500	1.12%

Year	Number of Short Sales	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2014-2015	172	\$23,498,095	\$32,250,100	1.37%
2013-2014	151	\$19,645,772	\$26,878,200	1.37%
2012-2013	149	\$20,318,477	\$29,302,900	1.44%

Year	Number of After Foreclosure Sales	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2014-2015	546	\$62,633,149	\$99,168,200	1.58%
2013-2014	612	\$65,347,945	\$109,550,300	1.68%
2012-2013	590	\$63,650,563	\$107,737,300	1.69%

Appeal Process

Each year, the Assessor's office mails a reassessment notice for every property in the City. The first step in the appeal process is for the property owner to discuss the new value with the staff appraiser responsible for the neighborhood in question. Requests for a review can be made in person by visiting the office or by contacting the office through mail, e-mail or telephone. Many times the property owner will provide new or corrected information that will result in a value change. If, however, the property owner is not satisfied with the results of the informal review, he or she has the right to appeal to the Real Estate Board of Review.

With the adoption of the ordinance that established specific informal and formal appeal periods, this process continues to be managed better by both the Assessor's office and the Board of Review. This year, with the aid of new technology in our conference room, we were able to significantly reduce the enormous amount of paper usually generated for each appeal case. There were a total of **66** appeals, compared to 118 appeals in 2014. By property class, the appeals break down as follows:

Residential Condos	1 appeal
Residential	9 appeals
Commercial/Industrial	34 appeals
Apartments	22 appeals

Of these 66 appeals heard, 44 were sustained and 18 were awarded reductions. The majority of reductions awarded were on apartment and condominium properties. At the direction of the Board, no value changes were posted in the system until the conclusion of the hearings in late August. This resulted in corrections being made to the published Land Book in the amount of -\$58,099,400.

Moderate reductions were granted on commercial properties that include a downtown office building, a manufacturing facility, an industrial warehouse and a discount department store.

Value Reductions Awarded by Category

Property Type	# Parcels	Proposed Value	BOR Value	Value Change
Residential Condos	1	\$ 438,600	\$ 438,600	(\$0)
Residential	9	\$ 4,494,000	\$ 4,467,200	(\$26,800)
Commercial/Industrial	34	\$ 179,750,900	\$ 123,987,400	(\$55,763,500)
Apartments	22	\$ 224,366,900	\$222,057,800	(\$2,309,100)
Totals	66	\$ 409,050,400	\$350,951,000	(\$58,099,400)

Exempt Properties

The Constitution requires that all property, except that specifically exempted, is to be taxed. The exemption of property is provided for in Article X, Section 6. Exemptions can be categorized by either classification or designation.

As shown in Section 58.1-3606, exemptions by classification include properties owned by the federal, state, and local governments, property owned by churches and religious bodies and used for worship or for residence of a minister, non-profit private or public cemeteries as well as other similar entities.

Exemptions by designation, as listed in Section 58.1-3607 through 58.1-3650, include properties owned by organizations such as the American National Red Cross, Boy Scouts and Girl Scouts of America, etc. Virginia law allows the City Council to adopt an ordinance to designate certain properties of certain organizations as being exempt from local property taxes, and the procedure for considering such designation is set forth in section 24-212.5 of the Norfolk City Code. Among other things, in considering requests for the exemption by designation, the City Council is required to review various characteristics of the requesting organization and to consider any such request at a public hearing prior to adopting any such ordinance. On May 8, 2013, City Council adopted an ordinance placing a moratorium on the exemption of property by designation. Since that date, only applications by entities seeking exemption by classification are being processed.

During the 2015 reassessment year, there were forty-six (46) parcels reclassified from taxable to exempt status, resulting in \$15,280,800 of assessed value being removed from the tax rolls. Additionally, a total of 71 parcels were reclassified from exempt to taxable status, resulting in \$25,060,700 in assessed value being added to the tax rolls.

	Number of Parcels	Assessment Change
Exempt to Taxable	71	\$25,060,700
Taxable to Exempt	46	\$15,280,800
Net Results	117	\$9,779,900

The above changes resulted in an annual net gain of approximately \$9,779,900 in tax dollars.

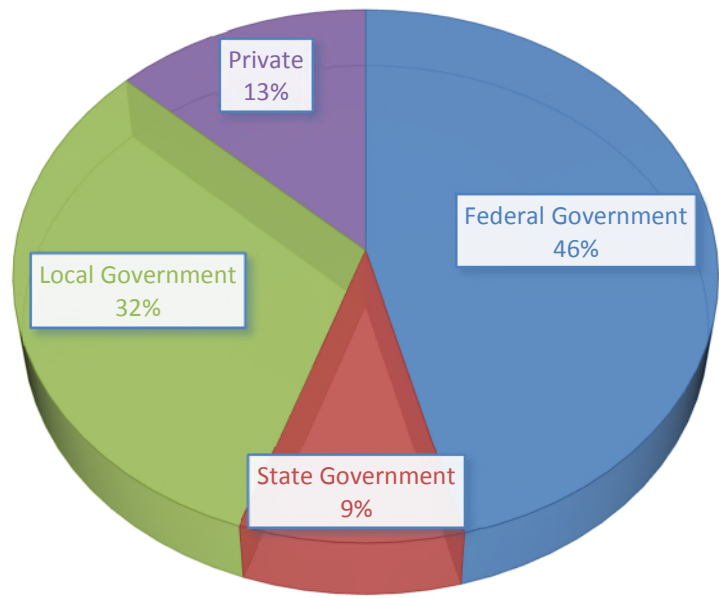
The nontax recertification process for July 1, 2016 will begin January 2016. This process will include several mailings to all existing nontax properties.

The following are the various categories of real property exempt from local real estate taxes:

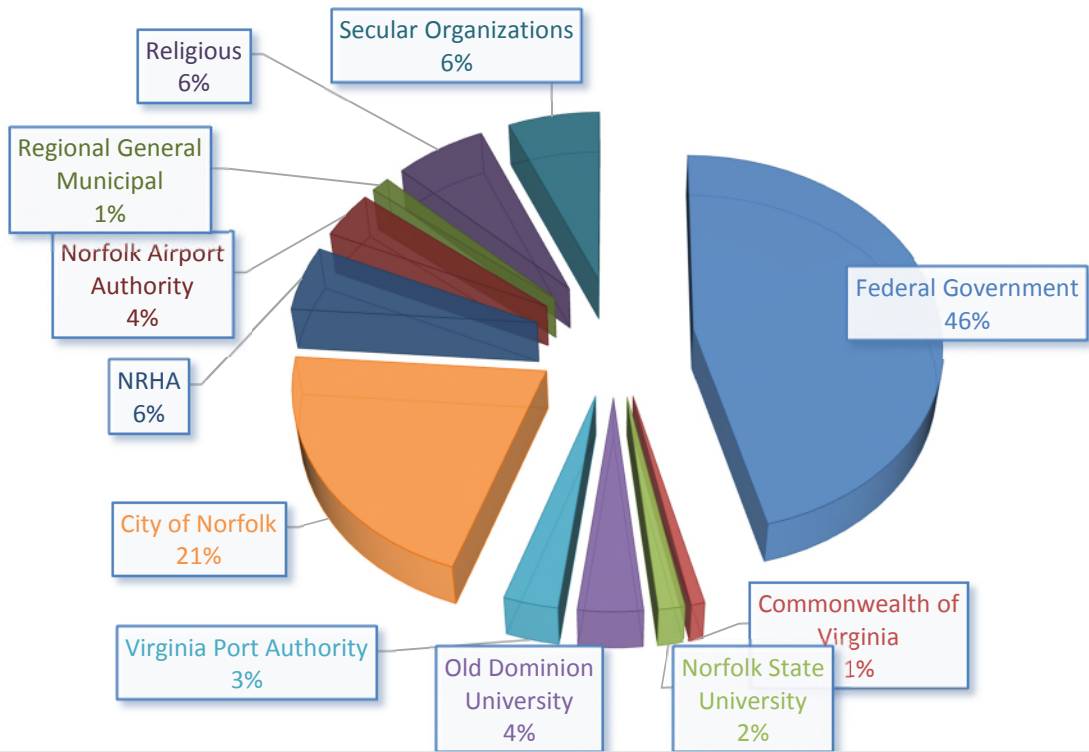
Main Category	Total Assessment
Federal Government	\$5,031,259,600
State Government	\$1,025,813,000
Local Government	\$3,477,192,000
Private	\$1,422,419,600
TOTAL EXEMPT	\$10,956,684,200

Sub Category	Total Assessment
Federal Government	\$5,031,259,600
Commonwealth of Virginia	\$87,485,700
Norfolk State University	\$168,349,000
Old Dominion University	\$418,693,100
Virginia Port Authority	\$351,285,200
City of Norfolk	\$2,287,726,600
NRHA	\$605,036,700
Norfolk Airport Authority	\$437,565,600
Regional General Municipal	\$146,863,100
Others	\$0
Religious	\$710,966,900
Secular Organizations	\$711,452,700
TOTAL EXEMPT	\$10,956,684,200

EXEMPT PROPERTIES BY OWNER



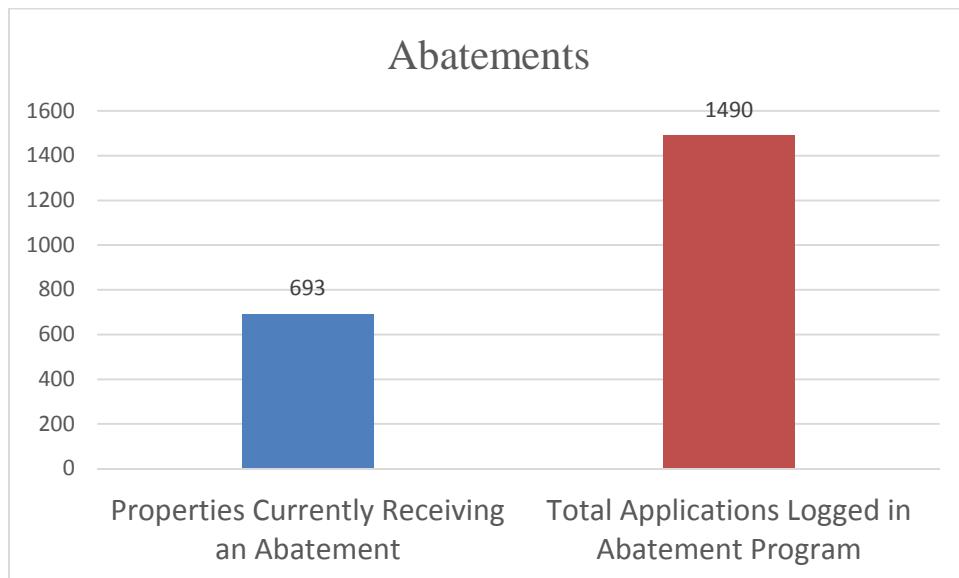
EXEMPT PROPERTIES BY OWNER



Tax Abatement Program

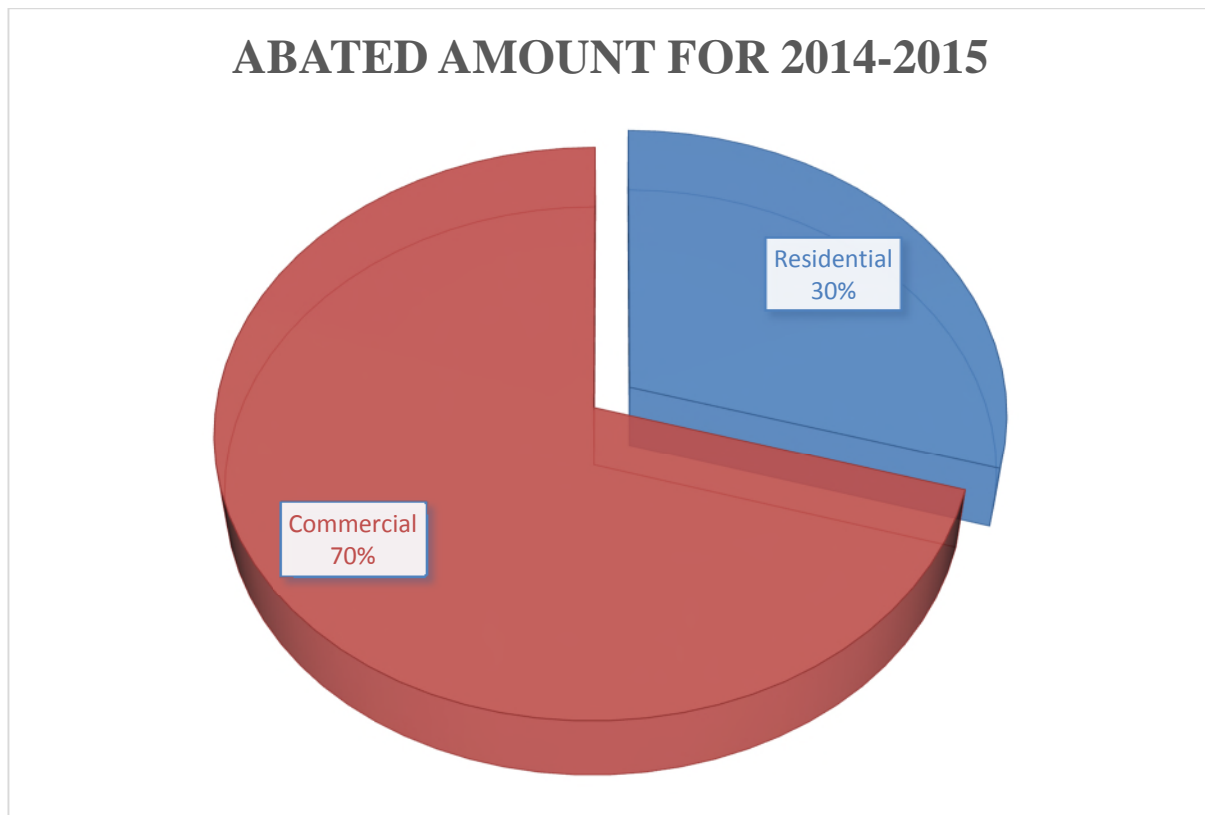
This office continues to administer the Tax Abatement Program for rehabilitated properties first adopted in 1998. Entry to this program is gained by filing an application with the Real Estate Assessor prior to the start of renovation activities. Upon receipt of the application, the type and extent of work to be performed is analyzed and verified and the property is inspected to ensure that the records in the Assessor's database are correct and the current assessment is accurate. The property is then evaluated and a decision made as to eligibility for admission. Follow up field inspections, including the taking of photographs, are made periodically during the renovation period. Upon completion of the renovations, a final inspection is made and a new value calculated. If all program guidelines are met, the real estate tax attributable to the increased assessment due to the renovations is fully abated for a period of ten (10) years and then phased out over the next four (4) years for a total abatement period of fourteen (14) years.

Currently, 693 properties are enjoying abated assessments in the amount of \$160,255,620. During the past year, 19 applications for the Tax Abatement Program were received. Also, during the year, 11 properties were removed from the program – 8 because of ownership transfers, 2 due to delinquent tax, and 1 because work was not complete



The breakdown of properties **approved** for the program **during this past year** is:

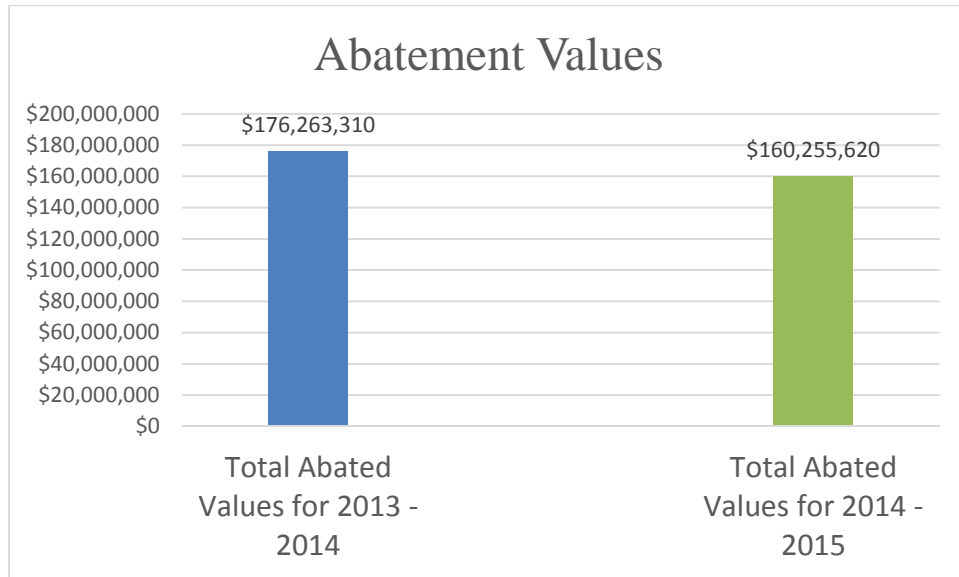
Residential	\$ 8,246,400
Commercial	\$ 19,629,700
Abated Amount for 2014 - 2015	\$ 27,876,100



Total Amount Abated (Excluding Removals)

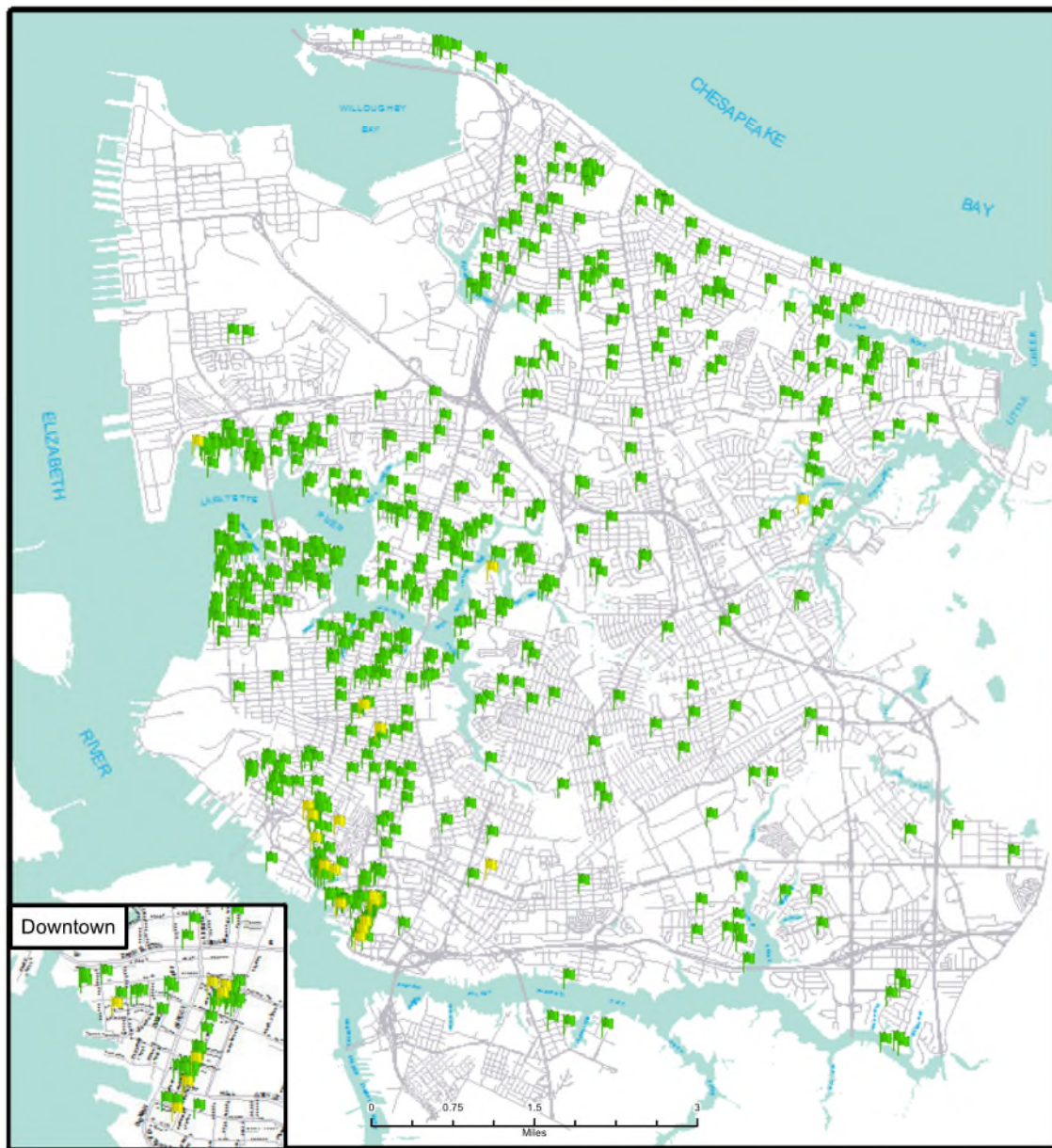
Total Abated Values for 2013 – 2014: \$176,263,310



Total Abated Values for 2014 – 2015: \$160,255,620



The map on the following page depicts the distribution of abated properties throughout the City.

City of Norfolk Tax Abatement Program



-  Pending Abatements
-  Active Abatements

July 2015



Special Projects

Sales Verification & Validation

The uncertainty of the real estate market continues to be a challenge in a process that requires assessments to reflect 100% of market value. My staff has begun to analyze 2015 sales for the 2016 reassessment, utilizing deed records, sales verification questionnaires, the multiple listing service and physical inspections. Consideration continues to be given to foreclosures, sales after foreclosures and short sales. In some neighborhoods, those are the only types of sales or listings and they are still having an impact on market value.

Public Relations

Speaking Engagements

I believe that public education regarding the assessment process is a benefit to both the City and the property owners. To that end, I will continue my speaking engagements before civic leagues, homeowner groups and any other entity desirous of learning about the functions of the Real Estate Assessor's Office.

Customer Service

During the past year, this office served over **12,000** customers, including property owners, fee appraisers, title searchers, attorneys and real estate agents. Approximately **11,759** citizens were served at our counter and another **766** were served on the telephone. Many others sought our help through fax, mail and e-mail. We will continue to strive for excellence in our service to the public.

Assessment Changes by Neighborhood

The following is a breakdown by neighborhood of the percentage of change for land, building and total values from 2014 to 2015. The neighborhood numbers are **residential** only and are broken down further into non-water front (00 extension), waterfront (50 extension) and water view (55 extension).

NBHD	Neighborhood Name	Land %	Bldg %	Total %
110100	Willoughby	0	6.66	3.22
110150	Willoughby - Water Front	5.05	9.25	7.14
110200	Ocean View	0	3.51	2.14
110250	Ocean View - Water Front	0	3.87	1.77
110300	Pinewell	0	9.45	6.01
110400	Pinewell By The Bay	0	5.09	4.17
110450	Pinewell By The Bay - Water Front	0	4.5	3.07
110500	Bayview	0.33	0.17	0.23
110550	Bayview - Water Front	0	13.2	7.11
110600	Capeview	0	-0.81	-0.53
110650	Capeview - Water Front	-14.99	-0.21	-9.42
110700	Shore Drive (West)	0	5.5	1.49
110750	Shore Drive (West) - Water Front	0.13	12.87	5.4
110800	E. Ocean View (New)	4.58	6.38	5.91
110850	E. Ocean View (New) - Water Front	-13.34	2.59	-6.11
110900	Bay Breeze	20.07	6.51	10.7
110950	Bay Breeze - Water Front	8.02	12.16	10.26
120100	Ridgewell (Ocean View)	-0.01	1.1	0.56
120200	Pamlico	-0.04	5.96	3.66
120300	Lenox	0	-2.05	-1.33
120400	Commodore Park	0	7.39	4.43
120450	Commodore Park - Water Front	0	3.44	2.06
120500	Hampton Gardens	0	-1.83	-1.13
120600	Albemarle	0.09	2.7	1.64
120700	Oceanair	0	1.5	0.99
120800	Bayview Park	0	4.55	3.08
120850	Bayview Park - Water Front	14.48	18.3	17
120900	Willoughby Terrace	-10.15	8.37	1.45
130100	Glenwood Park	0	-0.46	-0.32
130300	Lochaven	0.05	2.08	1.37
130350	Lochaven - Water Front	0	4.09	2.13
130355	Lochaven - Water View	0	3.19	1.9

130400	North Meadowbrook	0	0.33	0.23
130500	Meadowbrook	0.16	2.61	1.75
130550	Meadowbrook - Water Front	0	2.18	1.1
130600	Riverfront	0	5.55	3.54
130650	Riverfront - Water Front	0	6.6	3.14
130700	North Titustown	0	-0.67	-0.53
130800	North Shore Point	0	2.17	1.25
130850	North Shore Point - Water Front	0	2.07	1.02
130900	Rose Gardens	0	3.26	2.23
131000	Pinehurst	0	-2.96	-2.01
131055	Pinehurst - Water View	0	-0.44	-0.29
131100	Colony Point	0	3.99	2.77
131150	Colony Point - Water Front	0	3.25	2.08
131200	South Titustown	0	1.75	1.25
131300	Oak Grove	0	-4.47	-3.36
131350	Oak Grove - Water Front	0	1.26	0.68
131400	Talbot Park	0	-1.83	-1.11
131450	Talbot Park - Water Front	0	-4.09	-2.28
131500	River Point	0	2.64	1.77
131550	River Point - Water Front	0	1.41	0.62
140100	Edgewater	-0.04	-3.41	-1.74
140150	Edgewater - Water Front	1.05	3.07	1.92
140155	Edgewater - Water View	0	3.75	2.21
140200	West Larchmont	-0.12	2.1	1.13
140255	West Larchmont - Water View	-1	1.56	0.42
140300	East Larchmont	0	0.17	0.11
140350	East Larchmont - Water Front	0	7.13	3.39
140400	Edgemere	0.96	9.76	5.19
140500	Lamberts Point	0	-0.86	-0.68
140600	Colley Avenue	0	4.29	2.82
140650	Colley Avenue - Water Front	0	3.8	2.43
140700	North Colonial Place	0	2.85	2.13
140750	North Colonial Place - Water Front	0	1.74	0.94
140755	North Colonial Place - Water View	-0.17	1.89	1.27
140800	Riverview	0.15	0.72	0.57
140850	Riverview - Water Front	0	1.63	0.83
140900	South Colonial Place	0	7.77	5.68
140955	South Colonial Place - Water View	0	2.52	1.73
141000	Virginia Place	0	14.9	11.63

141100	Villa Heights	0	4.94	4.11
141200	Park Place	0	-0.37	-0.29
141300	Glen Haven	0	1	0.46
141350	Glen Haven - Water Front	0	-1.48	-0.69
141400	Cruser Place	0	-1.73	-1.13
141500	North Larchmont	0.01	2.63	1.41
141550	North Larchmont - Water Front	0.6	2.06	1.36
141600	Riverview Park	14.65	3.9	6.8
141650	Riverview Park - Water Front	0	4.05	2
141655	Riverview Park - Water View	15.08	-1.37	3.56
150100	West Ghent	0	1.69	1
150300	Ghent	0	1.42	0.83
150400	Botetourt Gardens	0	10.38	7.2
150600	Mowbray Arch	-0.2	-0.43	-0.36
150650	Mowbrah Arch - Water Front	0	3.4	2.27
150700	Downtown College Palce	0	-0.66	-0.52
150755	Downtown College Place - Water View	0	2.95	2.06
150800	Ghent Commons	0	10.28	6.89
151000	Historic Downtown	0	2.63	1.83
151050	Historic Downtown - Water Front	0	-0.11	-0.06
160100	West Berkley	0	0	0
160200	East Berkley	0.04	-0.03	-0.01
160300	Campostella	-0.02	-0.42	-0.32
160400	Campostella Heights	10.65	7.67	8.57
160450	Campostella Heights - Water Front	0	-1.73	-0.8
160500	Newton Park	0	15.24	11.13
170100	Monticello Village	-0.07	-1.68	-1.14
170200	Oakdale	0	3.91	2.34
170300	Colonial Heights	0	-0.39	-0.39
170400	Snug Harbor	0	-1.74	-1.18
170450	Snug Harbor - Water Front	0	-2.16	-1.42
170500	Cherokee Heights	0	-1.53	-1.04
170550	Cherokee Heights - Water Front	5.31	-2.1	0.73
170600	Forrest Park	0	0.71	0.47
170650	Forrest Park - Water Front	0	0.79	0.46
170700	South Bayview	0	-1.79	-1.25
170800	Denby Park	0	-6.05	-4.1
170900	Lincoln Park	0	0.27	0.23
171000	Miller Heights	0	-0.72	-0.57

171100	Mamie Properties	0	3.02	2
171200	Washington Park	0	6.19	5.19
180100	Suburban Park	0	1.73	1.28
180200	Suburban Acres	0	7.76	4.82
180250	Suburban Acres - Water Front	0	-2.69	-1.65
180300	Granby Park	0	-4.34	-2.88
180400	Cromwell Farms	0	2.24	1.44
180450	Cromwell Farms - Water Front	0.17	2.76	1.59
180500	Roland Park	0	-10.89	-6.71
180550	Roland Park - Water Front	0	-10.55	-6.86
180600	Lakewood	0	2.7	1.91
180650	Lakewood - Water Front	0	5.06	2.54
180700	Bolling Brook	0	1.5	0.82
180800	Ellsworth	-0.05	4.75	3.2
180850	Ellsworth - Water Front	0	3.72	2.41
180900	East Belvedere	-0.28	3.42	2.01
180950	East Belvedere - Water Front	0	2.33	1.35
190150	Beacher Point - Water Front	0	2.67	1.83
190200	New Lafayette Shores	0	1.83	1.26
190250	New Lafayette Shores - Water Front	0	1.56	0.98
190300	Kent Park	0	-0.9	-0.57
190350	Kent Park - Water Front	0	-6.22	-3.82
190400	Old Lafayette Shores	0	-1.67	-1.09
190500	Winona	0	-1.05	-0.66
190550	Winona - Water Front	0	-1.32	-0.64
190600	Willard Park	0	-1.36	-1.04
190700	Lafayette Residence Park	0	4.64	2.98
190750	Lafayette Residence Park - Water Front	0	4.35	2.1
190800	Gowrie Park	1.97	1.54	1.66
190850	Gowrie Park - Water Front	0	1	0.58
190900	Lafayette Terrace	0.75	-2.49	-1.44
191000	Lafayette Park	0.27	2.53	1.82
191100	Lindenwood	0.4	3.49	2.63
191200	Belmont Place	0.17	10.18	6.61
191300	West Ballentine	0	2.14	1.49
191400	East Ballentine	0	0.05	0.04
191550	Holly Point - Water Front	0	-0.46	-0.32
191600	Sunshine Homes	0	-1.46	-0.85
191700	Barraud Park	0	2.54	1.8

200100	Huntersville	0	0.76	0.58
200200	St. Julian - Princess Anne Road	0	6.14	4.29
200300	Haynes Tract	0	-3.51	-2.46
200400	North Brambleton	-0.06	-2.08	-1.67
200500	Middletown Arch	0	-0.94	-0.73
200600	South Brambleton	0	2.63	1.92
200700	Chesterfield	-0.01	-0.81	-0.55
200755	Chesterfield - Water View	0	-0.95	-0.54
200800	Stonebridge	0	-1.54	-1.23
200900	Broad Creek	0	0.63	0.52
201000	Attucks Square	0	-1.74	-1.49
201100	New Huntersville	0	-0.75	-0.67
201200	Spartan Village	0	4.24	3.39
201300	The Village of Broadcreek	2.49	-0.29	0.06
210100	Belaire	0	-1.39	-0.97
210150	Belaire - Water Front	10.07	2.86	5.13
210200	Wedgewood	0	2.61	1.7
210300	Tarrallton	0	-2.74	-1.72
210350	Tarrallton - Water Front	0	-2.64	-1.51
210400	North Camellia	-0.01	0.72	0.47
210450	North Camellia - Water Front	0	0.8	0.43
210500	Camellia Shores	0	-2.18	-1.61
210550	Camellia Shores - Water Front	0	-2.37	-1.28
210600	East Ocean View - Redmon Road	0	-1.4	-0.9
210650	EOV - Redmon Road - Water Front	0	2.52	1.39
210655	EOV - Redmon Road - Water View	0	-2.92	-1.25
220100	East Little Creek Road	0	-0.46	-0.31
220200	Larrymore Lawns	0.65	1.66	1.36
220300	Hunters Chase	0	1.05	0.85
220350	Hunters Chase - Water Front	5.74	1.4	2.34
220400	North Saratoga	0	1.69	1.14
220450	North Saratoga - Water Front	0	0.99	0.66
220500	Camellia Acres	2.23	-3.85	-1.84
220600	East Lynne	0	-0.75	-0.44
220650	East Lynne - Water Front	0	0.62	0.41
220700	South Saratoga	0	-4.7	-3.66
220750	South Saratoga - Water Front	0.41	1.21	0.96
220800	Meadowbrook Forrest	0	-3.29	-2.37
220850	Meadowbrook Forrest - Water Front	0	-0.84	-0.55

220900	Lakeland/Bromley	-5.73	3.18	-0.2
220950	Lakeland/Bromley - Water Front	4.88	-4.18	-0.52
221000	Glengariff	0	-1.34	-0.96
221050	Glengarriff - Water Front	0	-1.4	-0.91
221100	Azalea Acres	0	0.76	0.5
221150	Azalea Acres - Water Front	0	-1.36	-0.79
221155	Azalea Acres - Water View	0	-2.6	-1.49
221200	Idlewood/Loam Street	0	-0.69	-0.47
221300	South Azalea Acres	0	-1.67	-1.25
221350	South Azalea Acres - Water Front	0	-1.93	-1.37
221500	Wilburn Farms	-0.13	-0.61	-0.47
221550	Wilburn Farms - Water Front	0	-0.18	-0.11
221600	The Gardens	0	-1.16	-0.87
221650	The Gardens - Water Front	1.14	12.38	7.1
230100	Oakwood Terrace	0	5.81	4.2
230200	Oakmont - St. Andrews Place	0	1.2	1.1
230300	Coronado	0	0.54	0.39
230400	Norview Townhouses	0	-1.32	-1.19
230500	Rosemont	0	-6.38	-5.1
230600	Greenhill Farms	0	-2.38	-1.85
230700	Sewells Gardens	0.34	-0.3	-0.06
230800	Norfolk Gardens	0	-1.64	-1.08
230900	East Norview	0	1.26	1.05
231000	Norview	0	-1.42	-0.99
240100	Estabrook	0	-0.45	-0.3
240200	Greenwood	0	3.66	2.39
240300	Brandon Place	1.01	1.89	1.63
240400	Norvella Heights	0	-2.07	-1.42
240500	Elmhurst	0	-3.56	-2.43
240600	Overbrook	0.48	-3.3	-2.01
240700	Pennystown	0.09	-0.89	-0.56
240800	North Fox Hall	0.84	4.23	3.27
240900	Coleman Place	0	-2.04	-1.37
241000	Fox Hall	0.02	-0.8	-0.57
241100	Norvella Heights	0	-1.48	-1.26
241200	West Estabrook	0	2.52	1.61
241300	South Coleman Place	0	-1.19	-0.86
241400	Estabrook Park	0	-1.41	-0.87
250100	Lansdale	0	-0.14	-0.1

250200	Lansdale East	0.25	-1.55	-1.11
250400	Fox Hall/Norcova	-14.86	-2.33	-6.94
250450	Fox Hall/Norcova - Water Front	0	-1.56	-0.93
250500	River Oaks	0	-1.19	-0.85
250600	Raby Road	0	1.77	1.15
250700	Tucker Place	0	-2.42	-1.64
250900	Broad Creek Shores/Anna Street	0	-3.3	-2.4
250950	Braoad Creek Shores/Anna Street - Water Front	0	-5.3	-3.77
251000	Poplar Halls	0	3.24	2.13
251050	Poplar Halls - Water Front	0	-0.97	-0.58
251100	Ingleside Terrace	0	-1.25	-0.79
251200	Waverly/Stuart Circle	0	-1.45	-1.24
251250	Waverly/Stuart Circle - Water Front	0	3.73	2.8
251300	Sandy Bay/Halter Lane	0	-3.76	-3.12
251350	Sandy Bay/Halter Lane - Water Front	0	-2.14	-1.53
251400	Ingleside	0.58	1.15	0.96
251450	Ingleside - Water Front	0	-2.85	-1.79
251500	Elizabeth Park	0	2.54	2.01
251550	Elizabeth Park - Water Front	0	-3.14	-1.81
251600	Wayside Manor	-18.12	-2.84	-8.05
251700	South Easton Place	0	-4.13	-2.87
251800	North Easton Place	0	0.69	0.53
251900	Woodbine	0	8.85	6.54
251950	Woodbine - Water Front	0	-1.94	-1.15
252000	River Forest Shores	0	1.49	1.07
252050	River Forest Shores - Water Front	0	6.49	4.12
252100	Pleasant Point	0	7.9	5.97
252150	Pleasant Point - Water Front	0	0.75	0.48
252200	Arch Cove Court	0	-2.52	-2.07
252250	Arch Cove Court - Water Front	0	-2.39	-1.76
252300	South Ingleside	0	-0.93	-0.63
252350	South Ingleside - Water Front	0	-1.76	-1.01
252400	Lansdale North	0	2.21	1.48
252550	Rivers Edge - Water Front	0	-0.46	-0.34
260100	Janaf Place	0	-3.64	-2.64
260200	Admiralty Acres	0	0.85	0.59
260300	Lake Terrace	0	3.04	1.75
260350	Lake Terrace - Water Front	0	1.54	0.8
260500	Fairlawn Estates	0	-4.46	-3.18

260600	Maple Hall/Hollywood	0.26	4.69	3.16
260800	Stoney Point	0	-6.59	-5.54
260900	North Glenrock	0.17	-2.26	-1.21
261000	South Glenrock	0	-2.29	-1.49

